



precedents

The following pages offer a selection of illustrations of buildings constructed, designed or proposed, ranging in vintage from current developments to projects from the recent past, illustrating two increasing trends in urban architecture: the tower as neighbor or addition to landmark buildings of differing scale; and towers designed to cantilever above neighboring buildings.

The first group of examples includes four projects built or planned for sites in San Francisco. Two are in the entitlement process and two have been completed. The earliest, a tower addition to a neoclassical bank building is an early precedent, the design of which was guided by James Marston-Fitch, who would later found the school of Architectural Preservation at Columbia University. The tower, which cantilevers slightly over the roof of the pre-existing bank, uses a decorative motif appropriated from the historic building, a method that has largely given way to designs with clear contrast between new and existing.

The second group of illustrations depict towers either planned or executed in New York, where land values drive new commercial developments ever taller, and an increasingly common solution is a tower form stepped over neighboring buildings. There are several structural solutions to enable this tower form, using performance-based design.

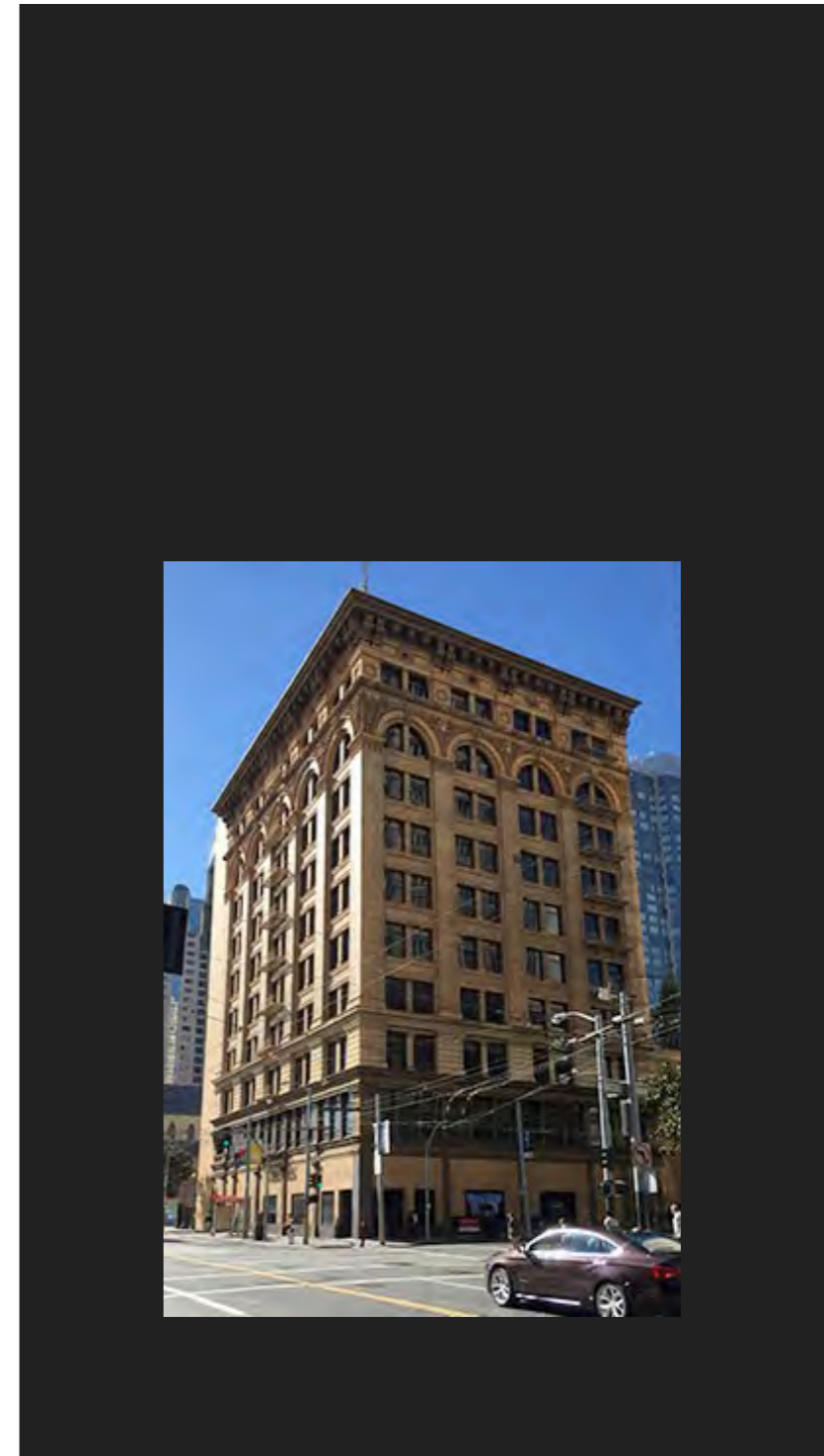
historic buildings/new towers

File No. PRE16-062 Re: SJ Sheraton preliminary review



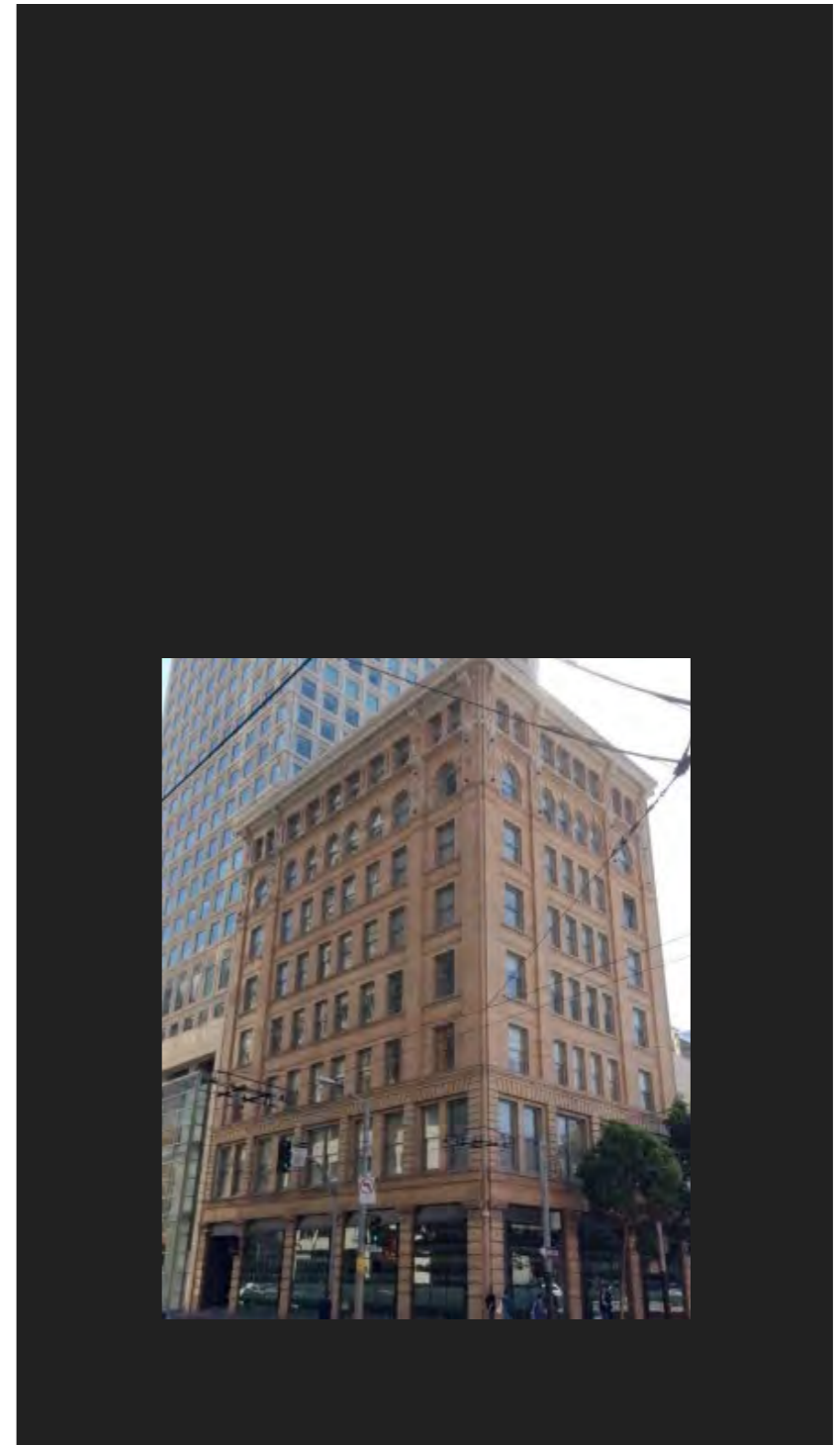
350 Bush Street/Mining Exchange

Heller Manus Architects San Francisco / San Francisco Landmark #113, Miller & Pflueger, Architects,



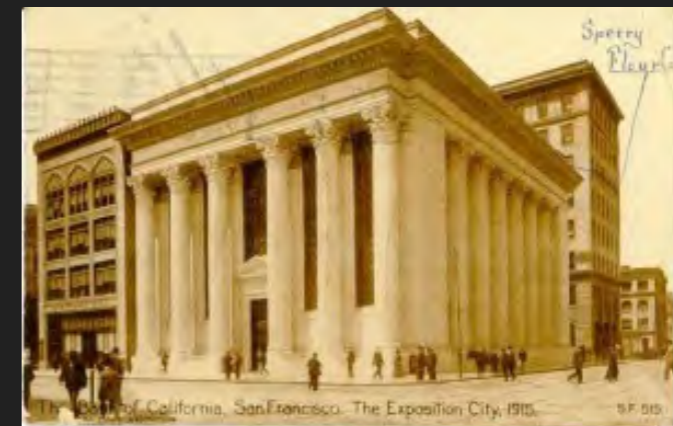
760 Mission/Aronson Building

Handel Architects, San Francisco / Hemenway & Miller, Architects, 1903



St. Regis Hotel and Residences/Williams Building

SOM, San Francisco / Clinton Day, Architect1907



Bank of California Tower/Neo-classic Banking Hall

Anshen & Allen Architects with James Marston-Fitch, 1967 /San Francisco Landmark #3, Bliss & Faville



160 East 22nd St, NYC,
Perkins Eastman, Architects
20 floors



East 77th St, NYC, FXFowle, Architects
18 floors



unidentified location, NYC

High-rises with cantilevered form

Recently completed New York buildings



Unidentified location, NYC



23 East 22nd St, NYC, OMA+Koolhaas, Architects



41 East 22nd St, NYC, Perkins & Will, Architects

High-rises with cantilevered form

Recently designed New York buildings

May 19, 2016

Ms. Rebecca Bustos
Planning Division
City of San Jose
200 East Santa Clara Street - 3rd Floor
California 95113

RE: File No. PRE16-062 Re: SJ Sheraton preliminary review
Dear Ms. Bustos,

This Memo will address relevant design issues relative to the historic status of the existing Montgomery Hotel, now the Four Points, by Sheraton, San Jose, Downtown, and is intended to compliment the graphic material submitted April 18, 2016, in support of the application for Preliminary Review.

The former Montgomery Hotel is a City, State and National Landmark, number 1032 in San Jose, and filed as number 06000328, on the National Register of Historic Places. The Italianate building has a primary facade on First Street and a secondary facade on the North side, facing an open space of approximately 50 feet in width. The building was constructed in 1911 on the corner of First and San Antonio Streets, now the Paseo. In 2000, the building was moved 187 feet south to the present parcel, restored and re-opened in 2003. The current owners acquired the property in 2008.

The owner has determined that the property could achieve greater value and continue to effectively compete with other, newer hotels downtown if the 50 foot wide northern portion of the parcel were developed to accommodate 200 or more guestrooms. The proposed design meets this intent by way of a tower, founded on the northern half of the presently unbuilt portion of the site, then stepping out over the roof of the existing building to provide adequate width for a standard double-loaded hotel floor plate, then continuing up to a total of 21 occupied levels. The proposed design is a formally bold approach, but one that we see as a very straightforward solution to the project requirements. That said, we recognize the value to the community and the state of the historic Montgomery Hotel, and have taken pains to follow recommended practices for adding to a historic property.

The Department of the Interior publishes a guide with ten standards for restoration of historic properties. Among these guidelines, standards #9 and #10 are relevant to additions to historic properties. The following defines the strategies employed in the proposed design as they relate to these guidelines.

Standard #9 states, *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."* To these ends we propose the connection between the new and existing buildings to be limited to a glazed diaphragm at the west and east ends of the interstitial space between the two structures, and a similar means would be used to enclose the top of this space at the roof of the existing building. This means of enclosure implies a minimally invasive connection to the historic facade. Further, the glazing acts as a neutral material. This strategy has, in recent similar projects elsewhere, been described, in the NPS Preservation Brief #14, as a "hyphen connector" that provides a physical link, while visually separating the old and new.

Regarding the provision for compatibility of design, we are encouraged by contemporary interpretations of the Secretary's standards to propose a clearly modern expression for the tower. TCA has drawn inspiration and justification for this approach from recent precedents that have been lauded for the "Both/And" approach to pairing modern and historic structures, which, to borrow a phrase from Steven Day, AIA, writing in his article, "Modernism Meets History: New Additions to Historic Structures," published in the May 2003 issue of the online journal, *Preservation Seattle*, "creates an energized visual and spatial experience."

The energy of this composition is certainly most intense in the space formed by the hyphenated connector. The new "hyphen" space provides an urban-scaled indoor/outdoor room of dramatic proportions, potentially providing downtown with an exciting new events venue. Relative to the experience of the historic building, the hyphen/atrium can be seen as a way to highlight the virtues of the existing secondary facade. Lighting could be installed to accent the character defining elements so they can be seen at night. And the fact that this portion of the building would be encapsulated effectively preserves it from damage or decay.

Inconsistent with Standard #9 of the guidelines is the different scale of the new addition. This we can best address in the response to Standard #10. Standard #10 reads: *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* Certainly the new building would be built as a permanent structure, however the design is such that there would be little disturbance of the original building. A more direct approach to the structural design would suggest the south-most row of columns pierce the Montgomery Hotel to direct the load path of the new tower to foundations beneath the existing building, and thus avoid the expense of the cantilever shown in the present design. This strategy, while eminently logical, would be invasive of the historic structure and disruptive physically and operationally to the existing hotel. As designed, the columns supporting the south side of the new tower are remote from the existing building so that foundations are sufficiently separated from the Montgomery Hotel to minimize any disturbance to the order structure.

With regard to the different scale of the proposed addition, we suggest that taking a step back from the immediate context of the property in question, enables one to view the combined composition in a broader context, that of the entire block and beyond, where the scene is characterized by buildings of

a scale comparable with the proposed hotel tower. We suggest the Fairmont addition immediately north, the original Fairmont tower and the apartment building to the west constitute the most relevant context of the proposed new tower. And that the glazed connector is sufficiently transparent, or dematerialized relative to the solid portion of the new tower and the Montgomery Hotel as to effectively visually separate the two. Seen in this way the proposed design more naturally “belongs” with the taller neighbors than with the original hotel. Another of Steven Day’s observations is that, “one goal of architecture at any given moment in history is to produce new landmarks that speak to that time and place.” Recognizing this principle, the clearly different form of expression and scale of the proposed tower creates a powerful but respectful counterpoint, which, when paired with the inevitable future development on the lot south of the Montgomery Hotel, will comprise a dense and vital urban composition.

The proposed tower design is intended to provide between 260 and 280 guestrooms, supplementing the Montgomery Hotel capacity and refreshing the overall quality of the hotel, ensuring the financial well-being of the combined hotel property for the Owner’s preferred customer base, and increasing the vitality of this portion of second Street between the Paseo and West San Carlos Street. Presumably the lot to the south of the hotel will be developed in the relatively near future, renewing the formal and functional strength of the block south of the Paseo, of which the updated Montgomery with the companion tower and hyphen/atrium will then be an integral part.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Paul Adamson', with a long horizontal flourish extending to the right.

Paul Adamson, AIA LEED AP
Hospitality Studio Director
TCA Architects, Oakland

HOTEL STUDY

ENHANCED PRELIMINARY REVIEW PACKAGE

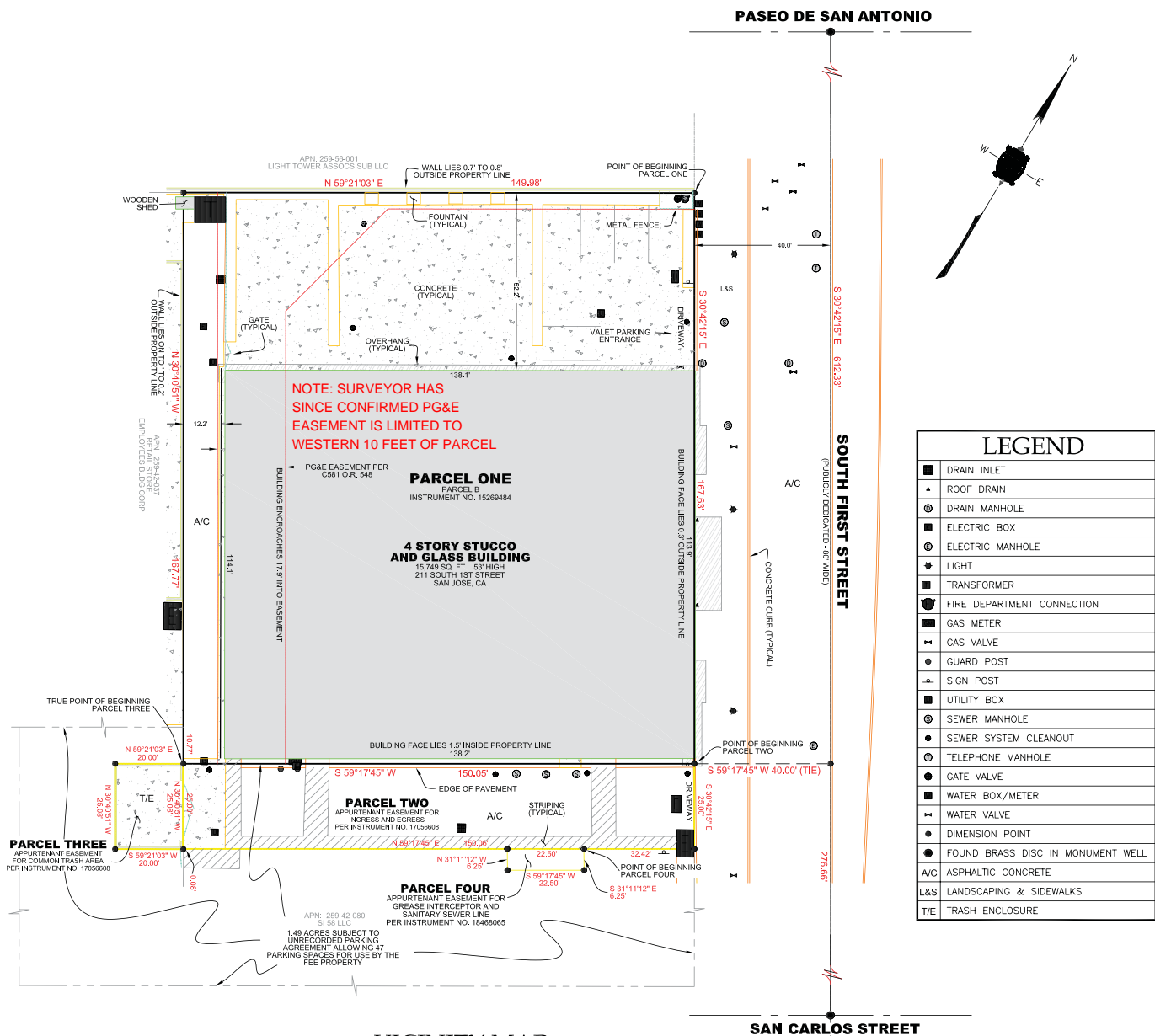
FOR A PROPOSED ADDITION:
FOUR POINTS BY SHERATON SAN JOSE DOWNTOWN

211 S 1st St, San Jose, CA April 18, 2016



TRIBUTE
PORTFOLIO

SITE SURVEY



VICINITY MAP



Stree Address:

Assessor's Parcel Number:

Land Area:

Zoning:

Setbacks & Height:

Construction Type:

211 South 1st St, San Jose, CA

259-42-079

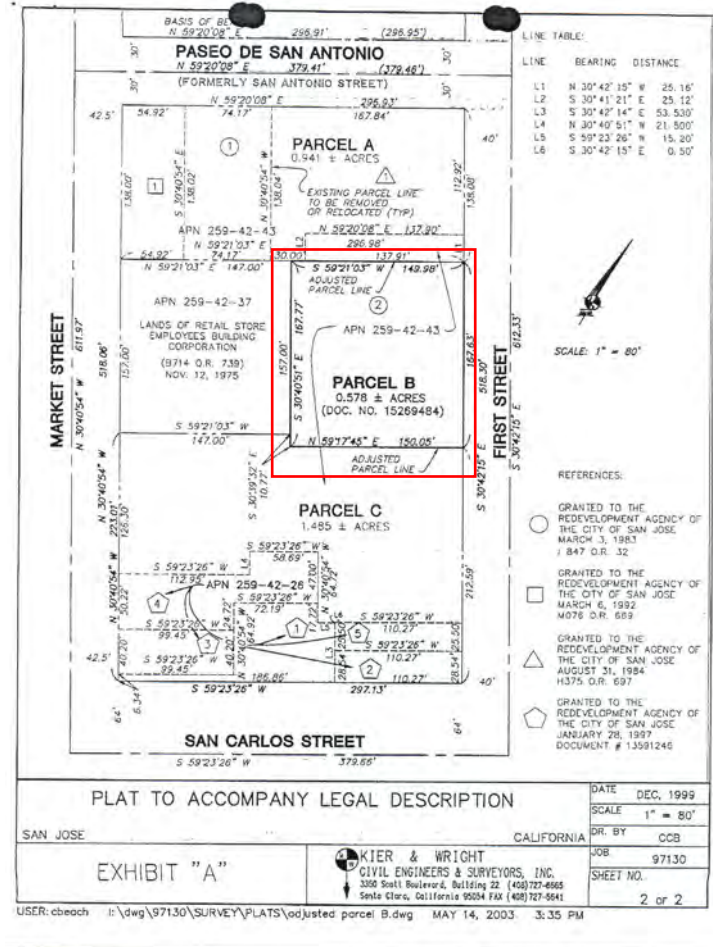
0.578 Acres (25,157 SQ. FT.)

DC (Downtown Commercial)

Setbacks, Height 240'-260'

Type IA

PLAT MAP



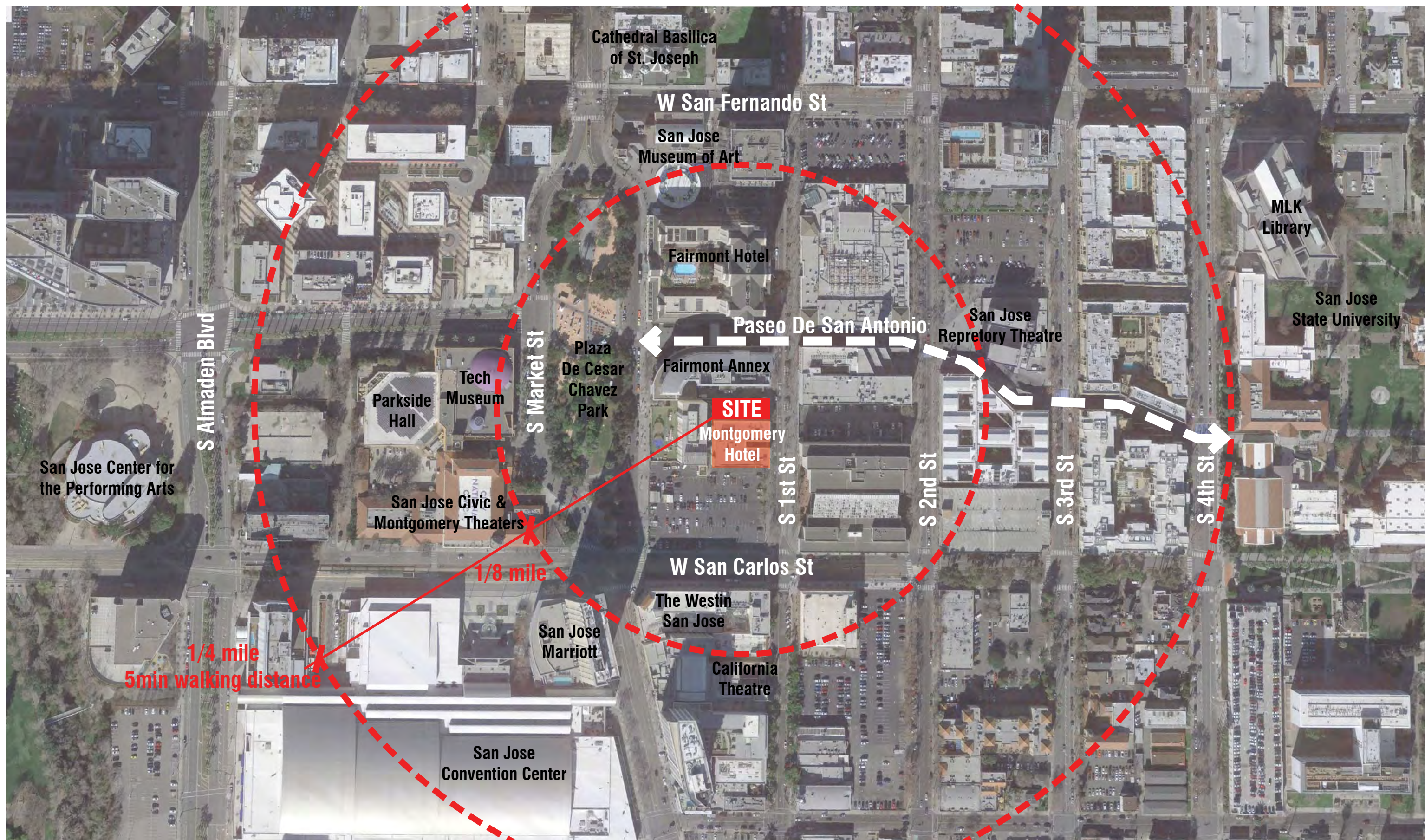
SHEET NDEX

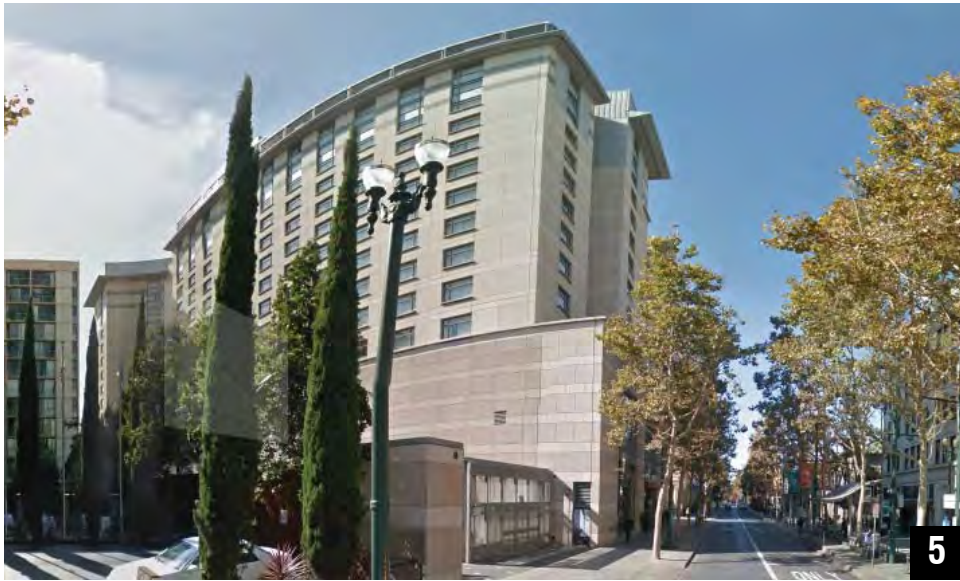
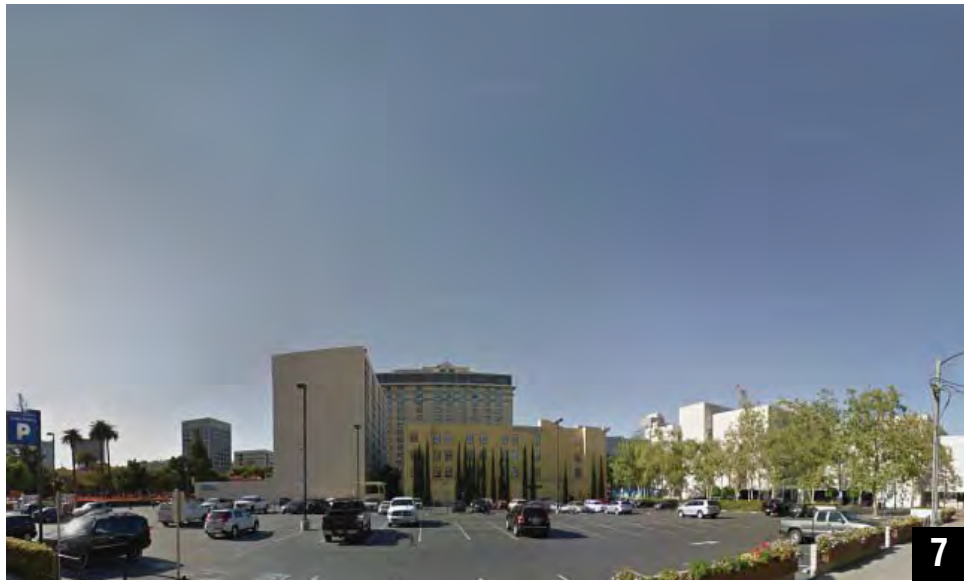
GENERAL:

- G-1.0 Index & Site Survey
- G-2.0 Site Context
- G-3.0 Site Photos

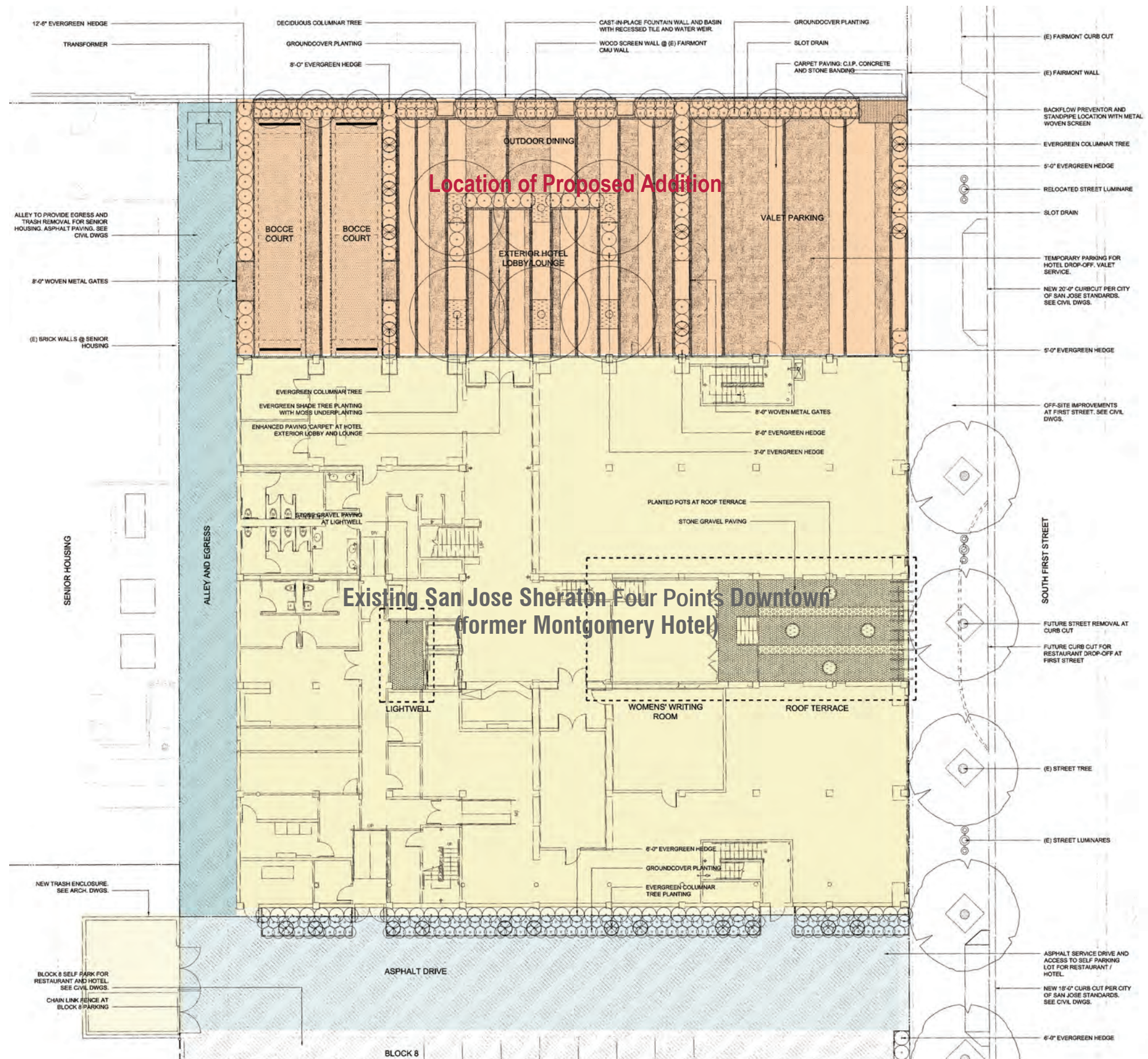
ARCHITECTURAL:

- A-1.0 Site Plan
- A-1.1 Existing Ground Level Plan
- A-1.2 New Main Level Plan
- A-1.3 Levels 02-05 Plan
- A-1.4 Typical Guestroom Level
- A-1.5 Level 21: Bar/Lounge, Pool Terrace & Fitness)
- A-2.0 Building Section & Aea Summary
- A-3.0 East Elevation
- A-3.1 South Elevation
- A-3.2 West Elevation
- A-3.3 North Elevation
- A-4.0 Historic Images & Design Precedents
- A-4.1 Illustrative Views
- A-5.0 Guestroom Plans













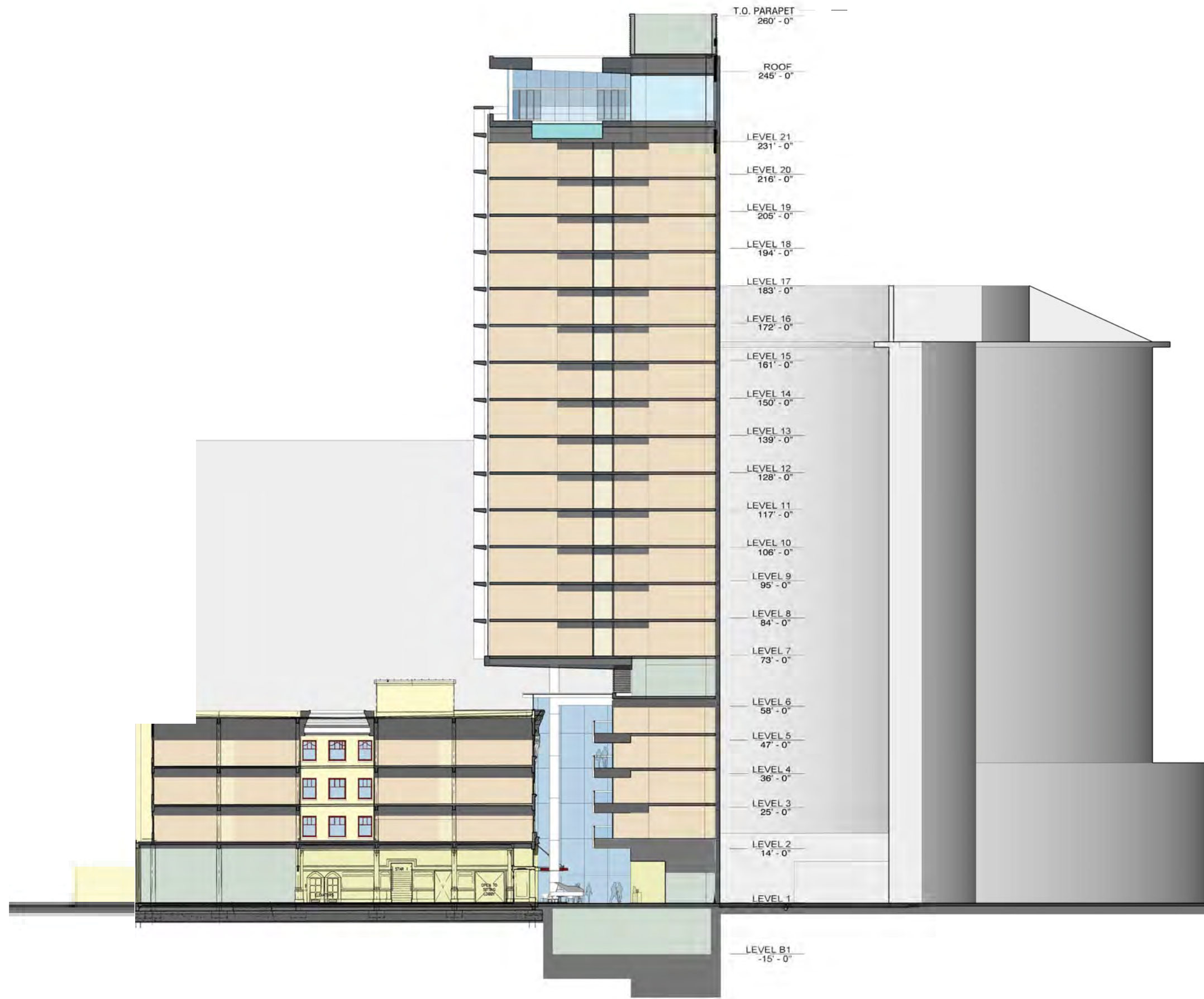


- Amenities
- Back of House / Utility
- Circulation
- Corridor
- Guestroom
- Lobby / Atrium
- Lounge / Retail
- Outdoor Terrace
- Pool



Existing San Jose Sheraton Four Points Downtown
(Former Montgomery Hotel)

- Amenities
- Back of House / Utility
- Circulation
- Corridor
- Guestroom
- Lobby / Atrium
- Lounge / Retail
- Outdoor Terrace
- Pool

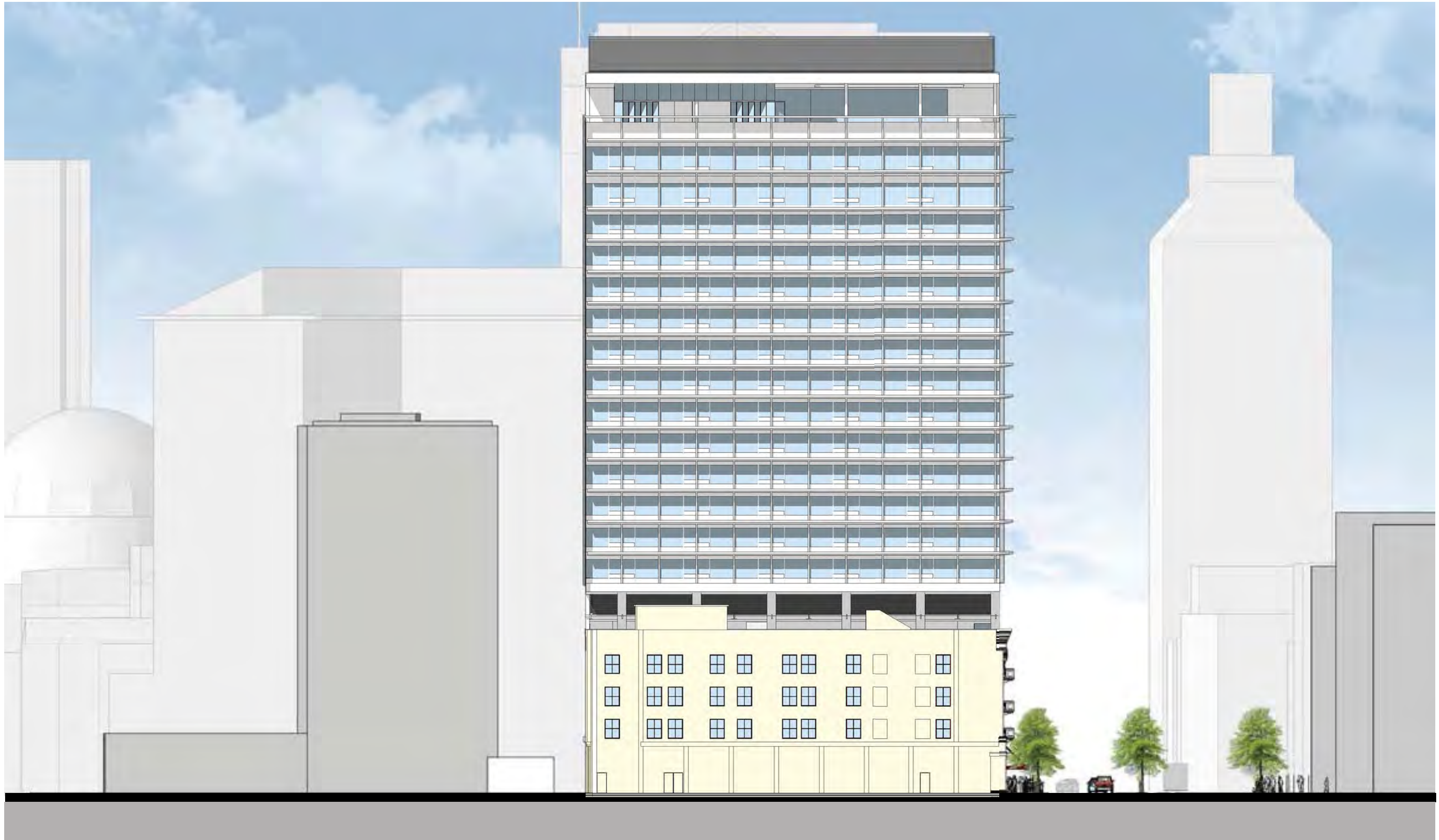


PROGRAM SUMMARY

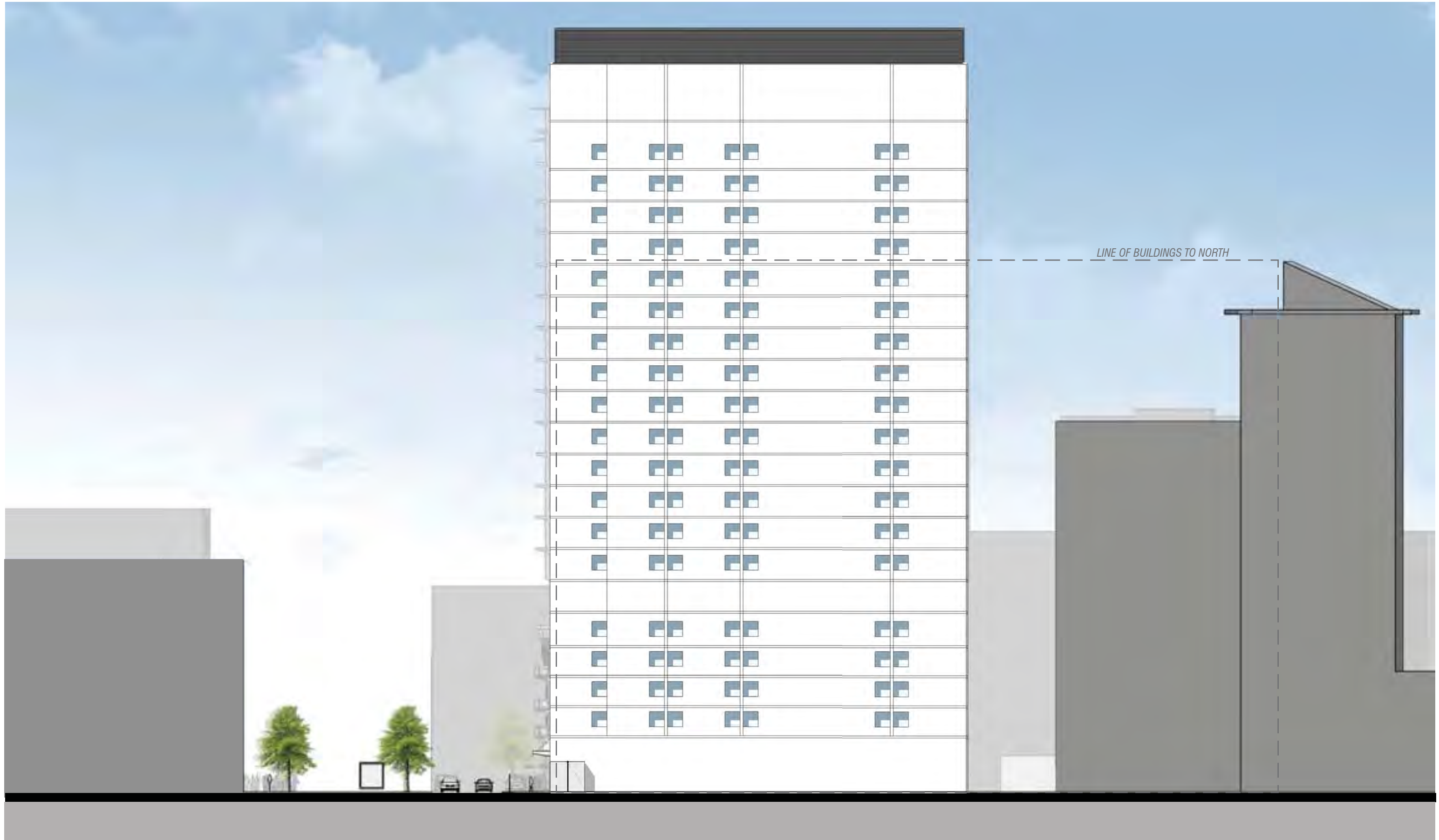
Category	Function	sf
Public Areas	Atrium / Lobby	3,500
	New Meeting Room (in exstg. hotel)	1,000
	Check-in/Valet/Safe Deposit	450
	Roof-top Bar/Lounge	1,400
	Pool Terrace	3,000
	Pool	1,000
	Fitness	1,200
	Sundries	400
Public Areas total		11,950
Guestrooms	(net area)	
	King type 01	348
	King type 02	333
	Queen-Queen type 01	348
Guestrooms total		95,550
Circulation	Corridor/Elevator/Stairs/Toilets/Ice/Storage	38,200
Circulation total		38,200
Administration	Front Desk Management	700
Administration total		700
Service	Housekeeping	3,000
	Lounge Support & Storage	480
	Luggage	170
	Receiving/trash/recycling	1,450
	Basement Functions	6,000
Service total		11,100
Mechanical	Mid-level mechanical space	3,200
	Roof-top mechanical	3,500
	Shaft	2,600
	Electrical/Telephone	1,200
Mechanical total		10,500
TOTALS	Program	168,000 NSF
	Building Area	176,000 GSF

- Amenities
- Back of House / Utility
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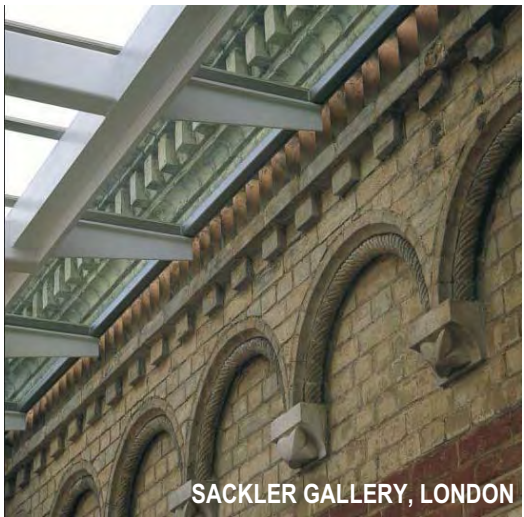




VIRGIN HOTEL NEW YORK, NY



GROVE HOTEL PORTLAND, OR.



SACKLER GALLERY, LONDON



SACKLER GALLERY, LONDON



HOTEL MONDTGOMERY C. 1911



Existing

FAIRMONT HOTEL SAN FRANCISCO, CA



WESTIN, ST. FRANCIS SAN FRANCISCO, CA



NATIONAL MUSEUM, SINGAPORE



FOUR POINTS SAN JOSE 2016



BIRD'S EYE VIEW



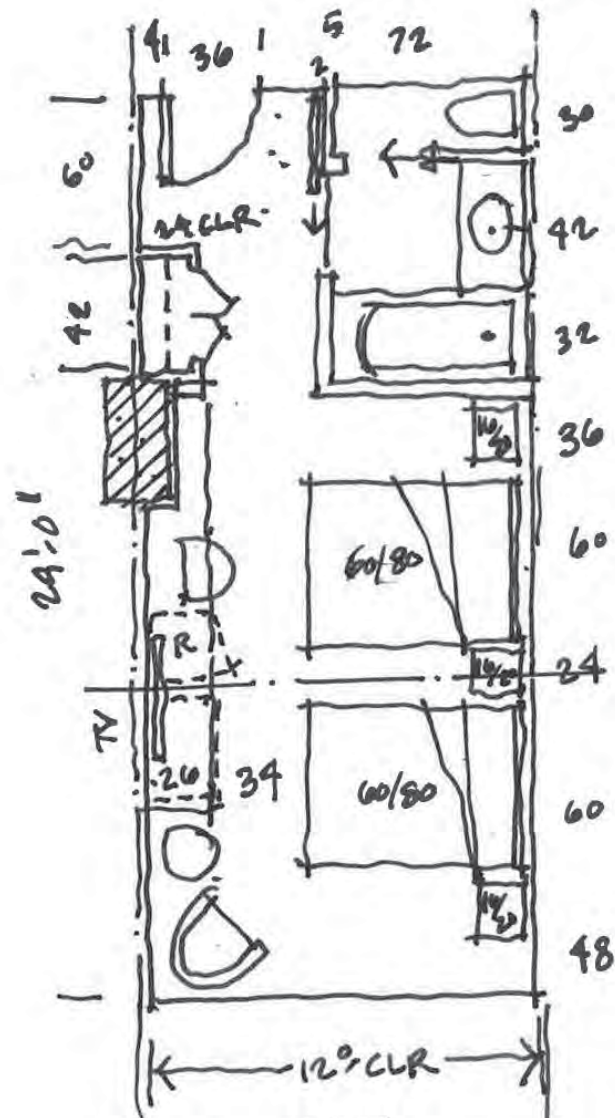
ATRIUM VIEW FROM ABOVE



ATRIUM VIEW FROM ENTRY



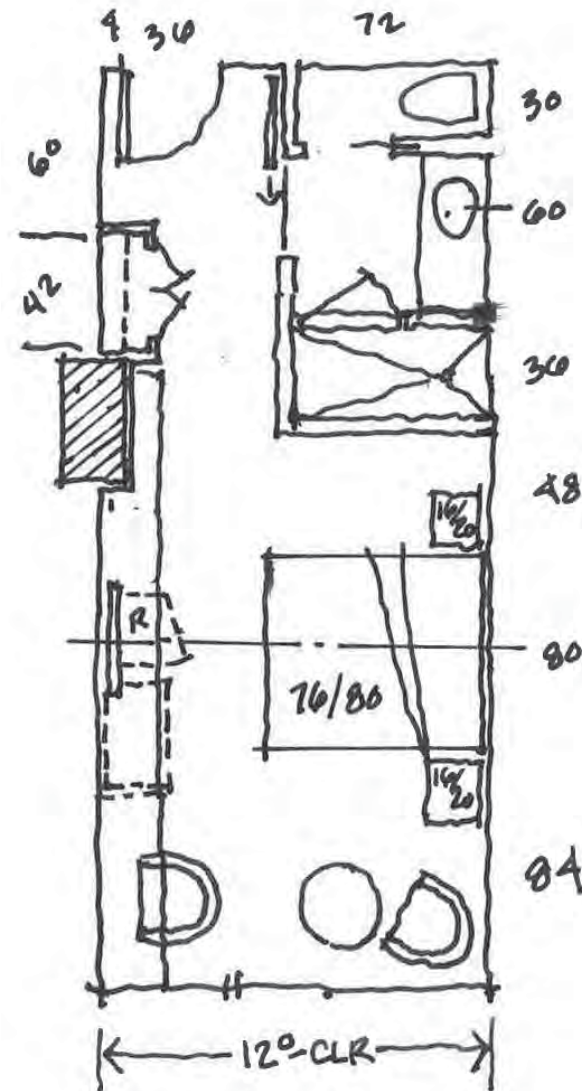
STREET LEVEL VIEW



QUEEN-QUEEN

Area: 348

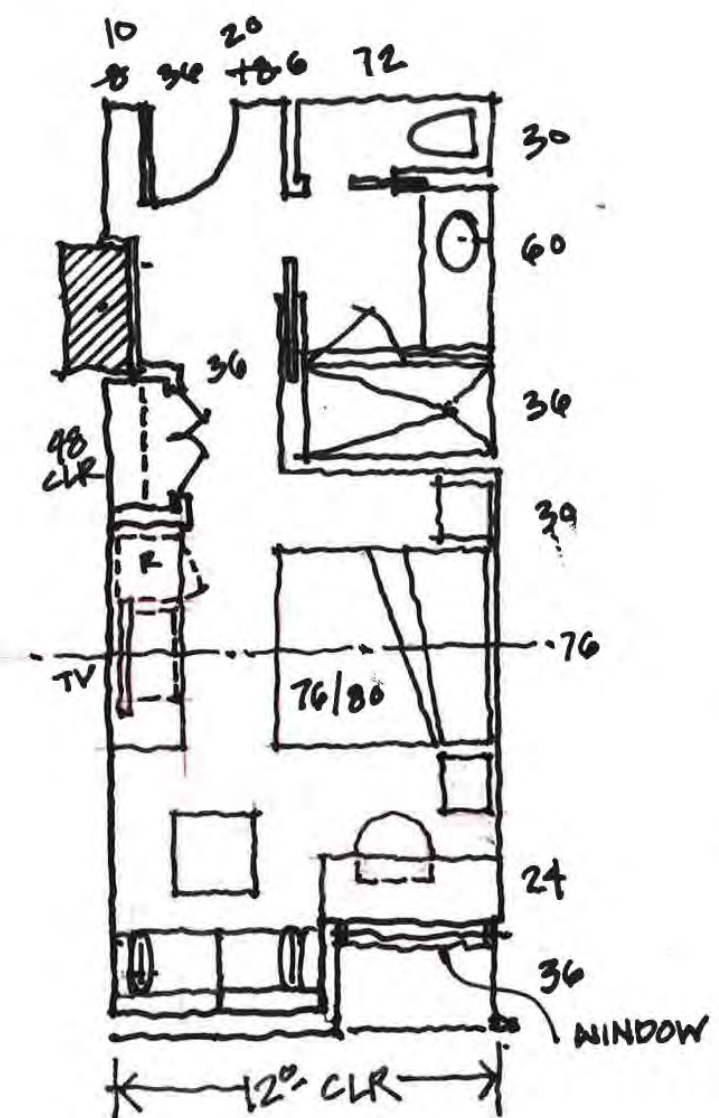
Qty: 56 - 154 / 20% -55%



KING - 01

Area: 348

Qty: 0 - 98 / 0-35%



KING - 02

Area: 330 sf

Qty 126 / 45%

Typical Guestrooms

Quantity: 260 - 280

L2-5 & L7-20